



# +–35.58 Acres Vacant Land

00 Carl Polk Rd | Monroe, NC 28110

OFFERING MEMORANDUM



ARDOR COMMERCIAL  
ADVISORS, LLC

**Broker**  
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# Aerial View

35.58 Acres (APN: 08048007C)





# Property Overview

±35.58 acres located on Carl Polk Road in Monroe, North Carolina, offering a sizable land opportunity in the growing Union County market. Zoned RA-40, the property permits a range of agricultural and low-density residential uses. The land is cleared with rolling topography, providing flexibility for future site planning. This offering presents an opportunity to acquire substantial acreage in a rural setting within a growing Charlotte submarket, supporting long-term land value.

The region has established itself as a powerhouse for advanced manufacturing and aerospace. Home to North Carolina's largest aerospace cluster, Monroe hosts industry giants such as ATI Specialty Materials and Collins Aerospace. These major operations, along with a diverse manufacturing base including Charlotte Pipe and Foundry and Tyson Foods, provide a stable employment foundation and drive consistent demand for industrial and commercial real estate.

Connectivity is a key driver of Monroe's success, with direct access to Charlotte's employment hubs via US-74 and the Monroe Expressway. This infrastructure supports efficient logistics for businesses and an easy commute for residents.

#	Employer	# of Employees
1	Union County Public Schools	5,000
2	ATI Specialty Materials	2,000
3	Charlotte Pipe and Foundry	1,700
4	Union County Government	1,600
5	Tyson Foods	1,500
6	Wingate University	1,200
7	Pilgrim's Pride	1,000
8	City of Monroe	550
9	South Piedmont Community College	480
10	Goulston Technologies	350

# Aerial Map

Monroe, North Carolina



18 Miles to  
Charlotte - Monroe  
Executive Airport



0.2 Miles to  
Interstate 77



11 Miles to Monroe,  
NC



2 Miles to US 74



48 Miles to Charlotte -  
Douglas International  
Airport

## SUBJECT ADDRESS

00 Carl Polk Rd, Monroe, NC,  
28110



# Property Photos

Expansive Aerial Views & Site Topography



STRATEGIC POSITIONING



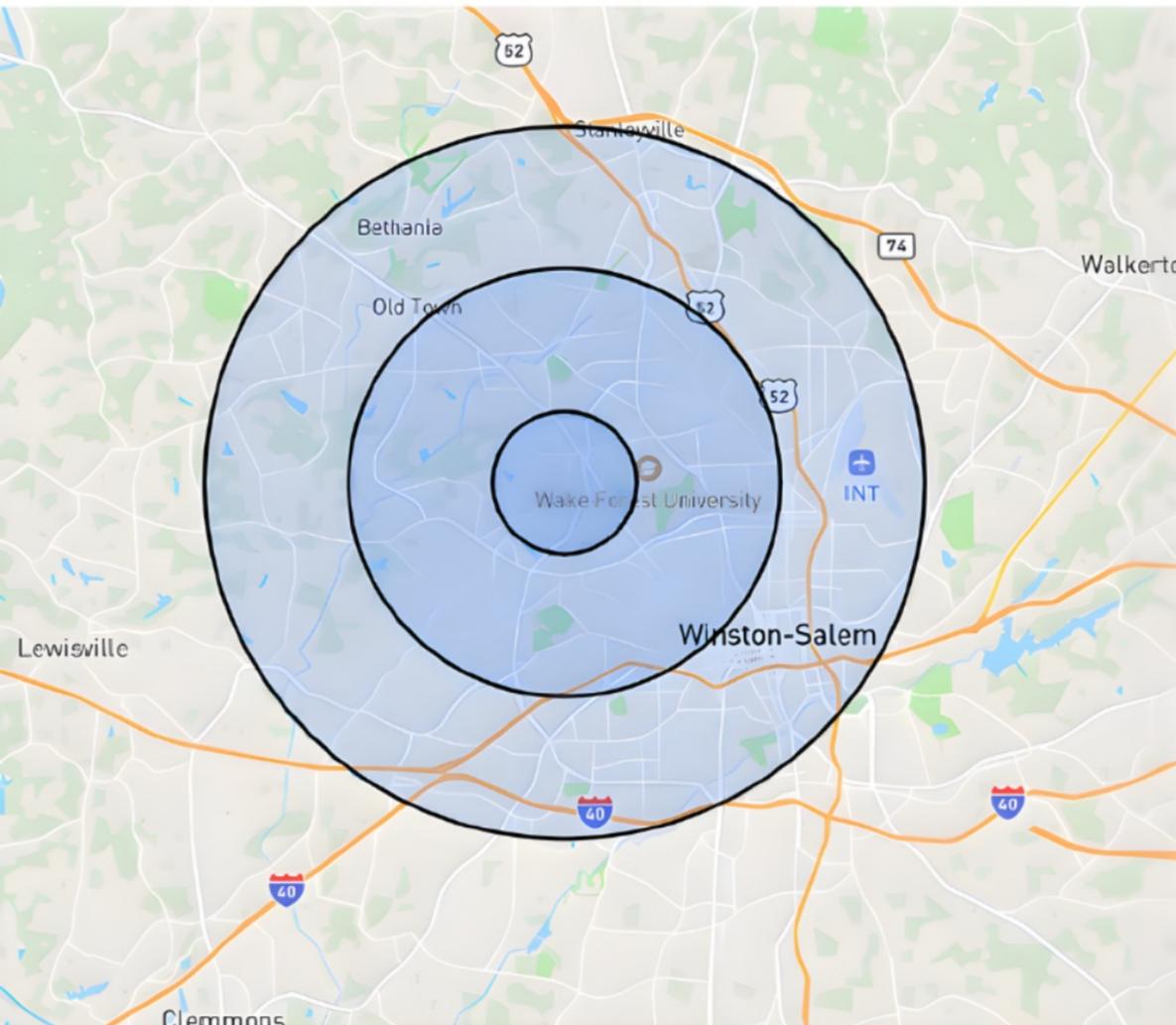
CLEARED ACREAGE



DEVELOPMENT READY



# Monroe, NC Demographics



## County Population

# 263,386

## Union County Overview |



### Population

In the identified area, the current year population is approximately 249,000 within Union County. The five-year projection for the population indicates continued growth, reflecting the region's expanding appeal. Currently, the population is diverse with a median age of 38.3 years.



### Households by income (Average)

Current average household income in the immediate 1-mile radius is extremely strong, exceeding \$105,000, indicating significant purchasing power. This is notably higher than the broader Union County median of \$80,000. This income disparity highlights the immediate area as a prime location for premium residential development.



### Housing

Currently 75% of the housing units in the area are owner occupied, while 25% are renter occupied, indicating a strong homeowner base. The median home value in the area is \$350,000, reflecting the premium nature of the residential market. In five years, home values are projected to appreciate steadily.



# Pricing Details

**Purchase Price**  
**\$995,000**  
**(\$27,965/acre)**

Please contact our Investment  
Sales Team for questions or  
more information.

**Property Tours**

By Appointment Only



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This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using financial software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Thank you.



## Exclusive Investment Advisory Team



**Karrie Crocker**

Broker

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